



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 14320-00606

Date Received: 25 Aug. 2014

Commission/Civic: UAC / UARB

Existing Zoning: _____

Application Accepted by: JF

Fee: \$1900

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)



Variance



Graphics Plan



Special Permit



Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe Requesting a variance to C.C. 3377.20(A) to allow Wendy's cameo logo on a wall not enclosing the Wendy's restaurant use.

LOCATION

1. Certified Address Number and Street Name 2008 North High Street

City Columbus

State Ohio

Zip 43201

Parcel Number (only one required) 010-004154

APPLICANT

2. Name Thomas at the View LLC

3. Address 470 Olde Worthington Rd., Suite 200

City/State Westerville, OH

Zip 43082

4. Phone # _____

Fax # _____

Email _____

PROPERTY OWNER(S)

2. Name Thomas at the View LLC, et al.

3. Address 470 Olde Worthington Rd., Suite 200

City/State Westerville, OH

Zip 43082

4. Phone # _____

Fax # _____

Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name David Hodge / Smith & Hale LLC

9. Address 37 W. Broad St., Suite 460

City/State Columbus, OH

Zip 43215

10. Phone # 221-4255

Fax # _____

Email _____

SIGNATURES

11. Applicant Signature Thomas at the View LLC

By: David Hodge

12. Property Owner Signature Thomas at the View LLC

By: David Hodge

13. Attorney / Agent Signature _____



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00606
2008 NORTH HIGH
STREET

One Stop Shop Zoning Report Date: Thu Sep 4 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2010 N HIGH ST COLUMBUS, OH
Mailing Address: 470 OLDE WOTHIGTON RD 200
WESTERVILLE OH 43082

Owner: THOMAS AT THE VIEW LLC ET /
Parcel Number: 010004154

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: UNIVERSITY UCO

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: University Area Commission

Airport Overlay Environs: N/A

Planning Overlay: University/Impact

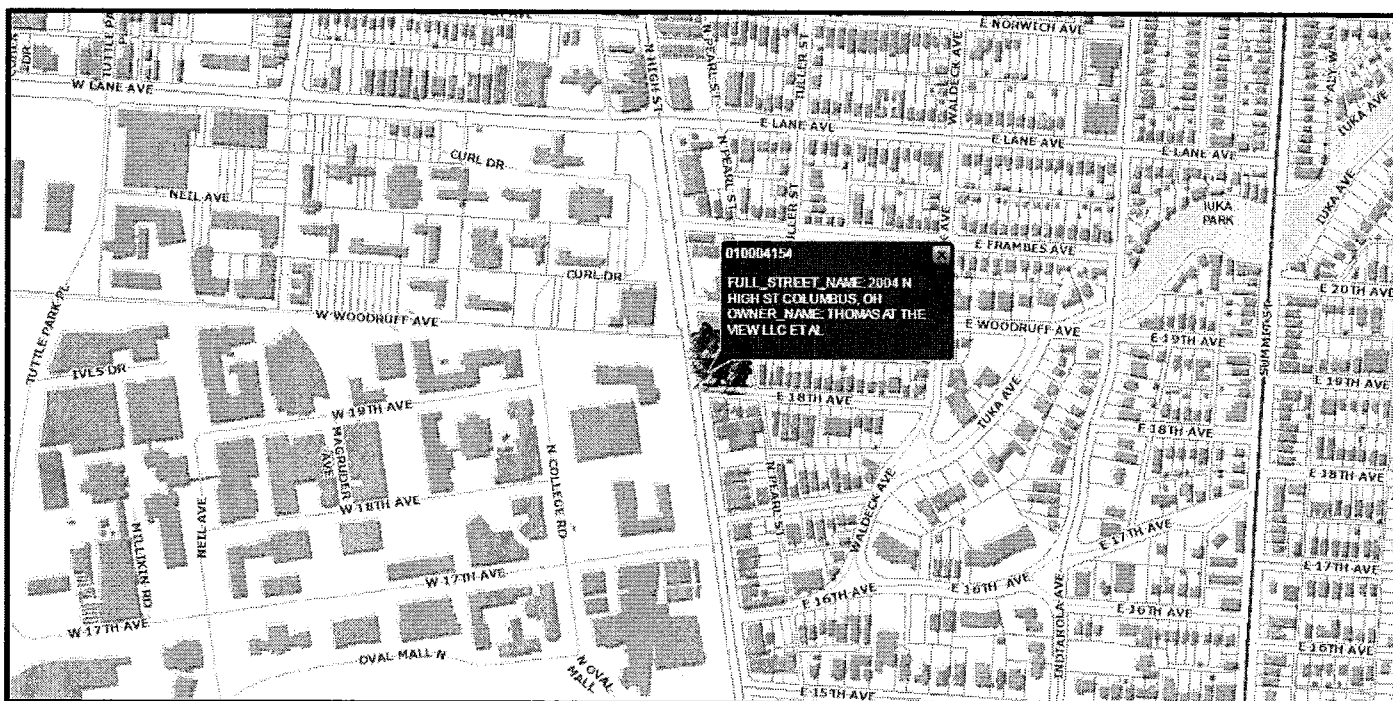
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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AFFIDAVIT

(See next page for instructions)

APPLICATION # _____

14320-00606
2008 NORTH HIGH
STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS 37 W. Broad St., Suite 460, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 2008 North High Street

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Thomas at the View LLC, et al.
470 Olde Worthington Rd., Suite 200
Westerville, OH 43082

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Thomas at the View LLC

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) University Area Commission
c/o Susan Keeny
358 King Ave., Columbus, OH 43201

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

Please see attached list.

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons
9/4/15

Commission Expires:

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2015





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STATEMENT OF HARDSHIP

14320-00606
2008 NORTH HIGH
STREET

APPLICATION # _____

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
 4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

Please see attached statement.

Signature of Applicant _____ Date _____

Statement of Hardship

Wendy's

2008 North High Street

14320-00606
2008 NORTH HIGH
STREET

The subject site is in the process of being redeveloped to consist of a Wendy's restaurant on the first floor, and apartment residential on upper floors. The property lies within the architectural review jurisdiction of the University Area Review Board, who has reviewed and approved the architecture and aesthetics of the property, which includes signage. The High Street façade of the structure includes an architectural feature incorporated for the purpose of providing identification and signage for the restaurant use. Including the "Wendy" cameo sign on this architectural feature above the Wendy's restaurant space requires a variance.

A variance is requested to:

C.C. 3377.20(A), Permanent on-premises wall and window signs.

To allow a wall sign, the "Wendy" cameo to be located on a wall not enclosing the Wendy's restaurant.

This property is being redeveloped to accommodate the Wendy's restaurant on the first-floor and apartment uses above. From an aesthetic perspective this meets the criteria of the UARB and has been reviewed and approved. The grant of this variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.

The applicant and property owner respectfully request the grant of this variance.

Thomas at the View LLC, et al.

By: Dan H. H. - attorney

Date: 8/25/2014



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 8/21/14



Disclaimer

Scale = 100

Grid North

This map is prepared for the real property inventory within the survey plats, and other public records and data. Users of this information sources should be consulted for verification of the county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancy.

14320-00606
2008 NORTH HIGH
STREET

map.

Real Estate / GIS Department

14320-00606
2008 NORTH HIGH
STREET

